

TO: DEVELOPMENT REVIEW BOARD
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 121-DR-1995#5
REQUEST: Approve site plan & elevations for condominium project
PROJECT NAME: Mirage Trail
LOCATION: East of Legend Trails Parkway, between Desert Ridge & Roadrunner Drives

DEVELOPER/OWNER: Mirage Trail LLC
ARCHITECT/DESIGNER: Mirage Homes Construction, Inc.
ENGINEER: Kimley Horn Associates
APPLICANT/COORDINATOR: Mirage Trail LLC/Mike Duffy
16927 E Saguaro Blvd
Fountain Hills, AZ 85268
480 837-8700

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: Through a process spanning two years, the applicant and neighborhood residents have sought a mutually agreeable solution to development of this property, resulting in the proposal presented in this case file.

REQUEST: Site plan, landscape plan, and elevation approval for a new condominium development.

LOCATION & ZONING: Located on the south half of Parcel D in the Legend Trails master planned community. Zoned C-2 ESL HD(Central Business District, Environmentally Sensitive Lands/Hillside District).

HISTORY: This site is located in a master planned community is developed with the ESLO 1991 ordinance provisions. Parcel D NAOS / Open Space is provided on the overall parcel.

DISCUSSION: The site plan shows the residential buildings along the eastern and northern property boundaries, with parking and garages throughout the site. Pedestrian connections to other parts of the Legends Trail community via perimeter sidewalks. Although staff would prefer a more direct pedestrian connection to the community center north of this site, the project negotiations precluded the applicant from including that as a design component.

The landscape program consists of boulders, trees and a low, maximum 4-foot high screen wall. The wall is varied with horizontal and vertical change, areas of view fence and is built into boulders at some locations.

The buildings are set into the site's existing grade, minimizing height impact.

All of the buildings have simple lines with a tan color palette. The elements of design include vigas accents above front doors, stucco finish, trip pop-outs above windows, tile roofs, and patio screens along the golf course side of the buildings.

Kira Wauwie
Project Coordination Manager
480-312-7000

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations, Buildings. A Through E (5 pgs)
- #7-Garage Floor Plans/Elevations
- A-Stipulations/Ordinance Requirements

Project Narrative

Mirage Trail Condominiums at Legend Trail, Parcel D, Phase 2

Development Review for a 36 unit condominium Project

Located adjacent to the Legend Trail Community Center (Parcel D, Phase 1), the project is situated between Legend Trail Parkway and the 17th fairway. The project is across the street from The Legends, the 18th fairway, the driving range and golf maintenance yard.

The projects design reflects input from many town meetings with the Legend Trail Community Association. Changes that have been incorporated include the addition of garages, eliminating direct vehicular and pedestrian connections to the community center, reducing the number of garages along Legend Trail Parkway, and providing screening and enhanced landscaping along Legend Trail Parkway. In addition to site elements, 3 alternate building elevations were reviewed with the current elevations reflecting a consensus of those present at the town meetings. The architectural style is a modified "Santa Fe"/territorial style characterized by earth-tone stucco wall colors and rounded parapets and roof lines. The style was chosen to reflect the southwest style of the golf maintenance facility and the homes in the Legends, and to ensure that the project is visually differentiated than the community center (Modern California style). The territorial architectural style has a lower building profile (flat roofs) and helps making the project feel as if it is tucked into the sloping site.

The project will consist of 4 two-story buildings and one single story building. There will be two unit styles in the project. Unit A will be approximately 1,240 SF in size with 2 bedrooms, 2 bathrooms, kitchen, dining, living, laundry, fireplace and a large covered patio. Unit B will be approximately 1,420 SF with 2 bedrooms, 2 bathrooms, den, kitchen, dining, living, laundry, fireplace and large covered patio. Each unit will have a single garage and one additional open parking stall. The project also includes 9 visitor parking spaces.

The project will be a low light project with site lighting limited to low voltage landscaping lighting, lighting at addresses and some bollard lighting at pedestrian circulation.

Landscaping for the project will be exclusively composed on native Upper Sonoran plant species and undulating landforms. Dominant trees will include Desert Ironwood, Blue Palo Verde and Native Mesquite. Shrubs will consist of Triangle-leaf Bursage, Brittlebush, Chuparosa, Jojoba, native Fairy Duster, desert Hackberry, Goldeneye and Deervetch. Cacti and succulents will consist of Staghorn Cholla, Ocotillo, Saguaro, Banana Yucca, Soap tree Yucca and native Prickly Pear. Flowers and perennials will consist of Penstemon varieties, Desert Marigold and Angelita Daisy. Surface cover will consist of native stone and imported granite mulch to match existing granite color.

121-DR-1995#5
6/26/2003

ATTACHMENT #1



Mirage Trail

121-DR-1995#5

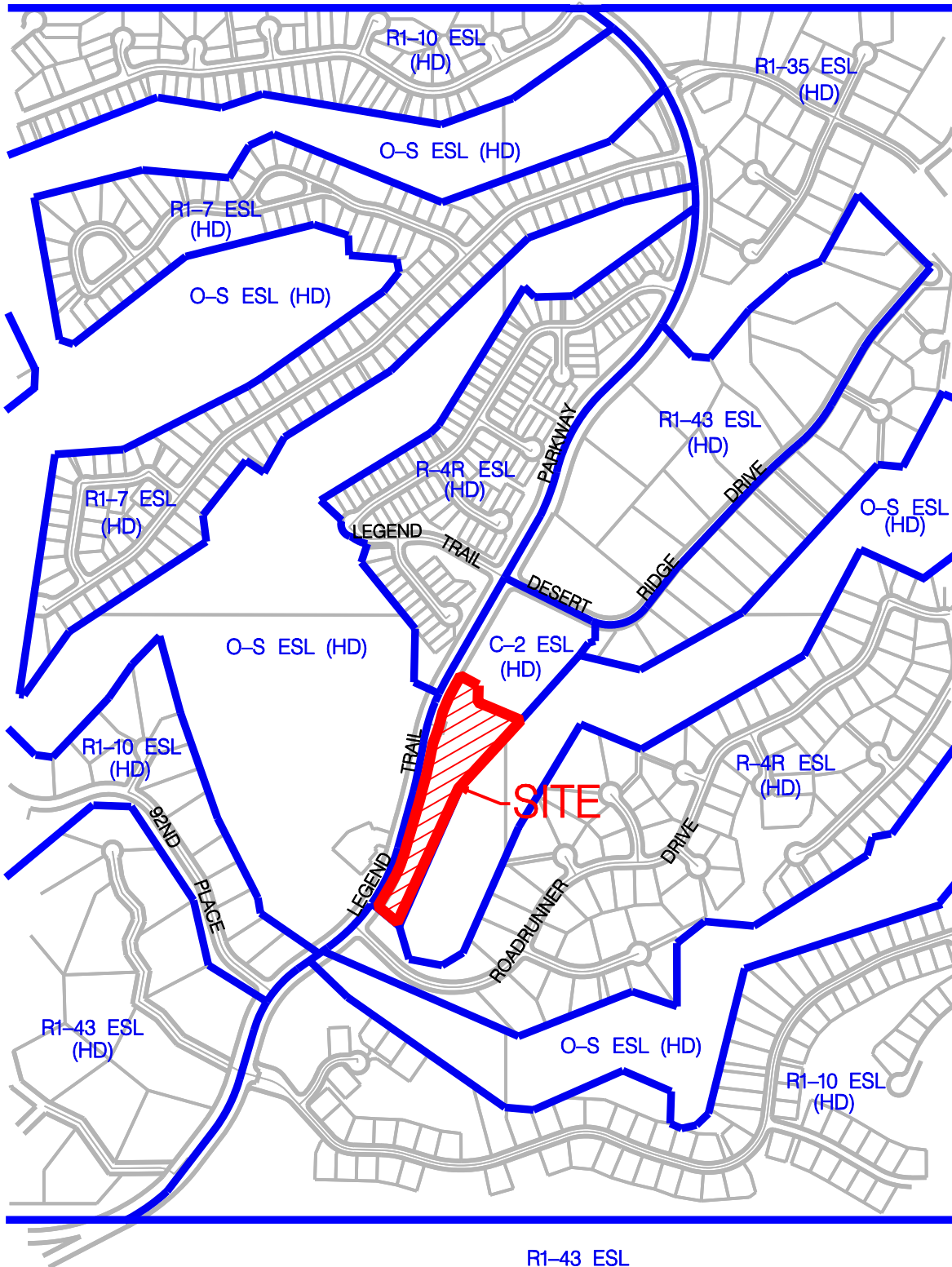
ATTACHMENT #2



Mirage Trail

121-DR-1995#5

ATTACHMENT #2A



R1-43 ESL

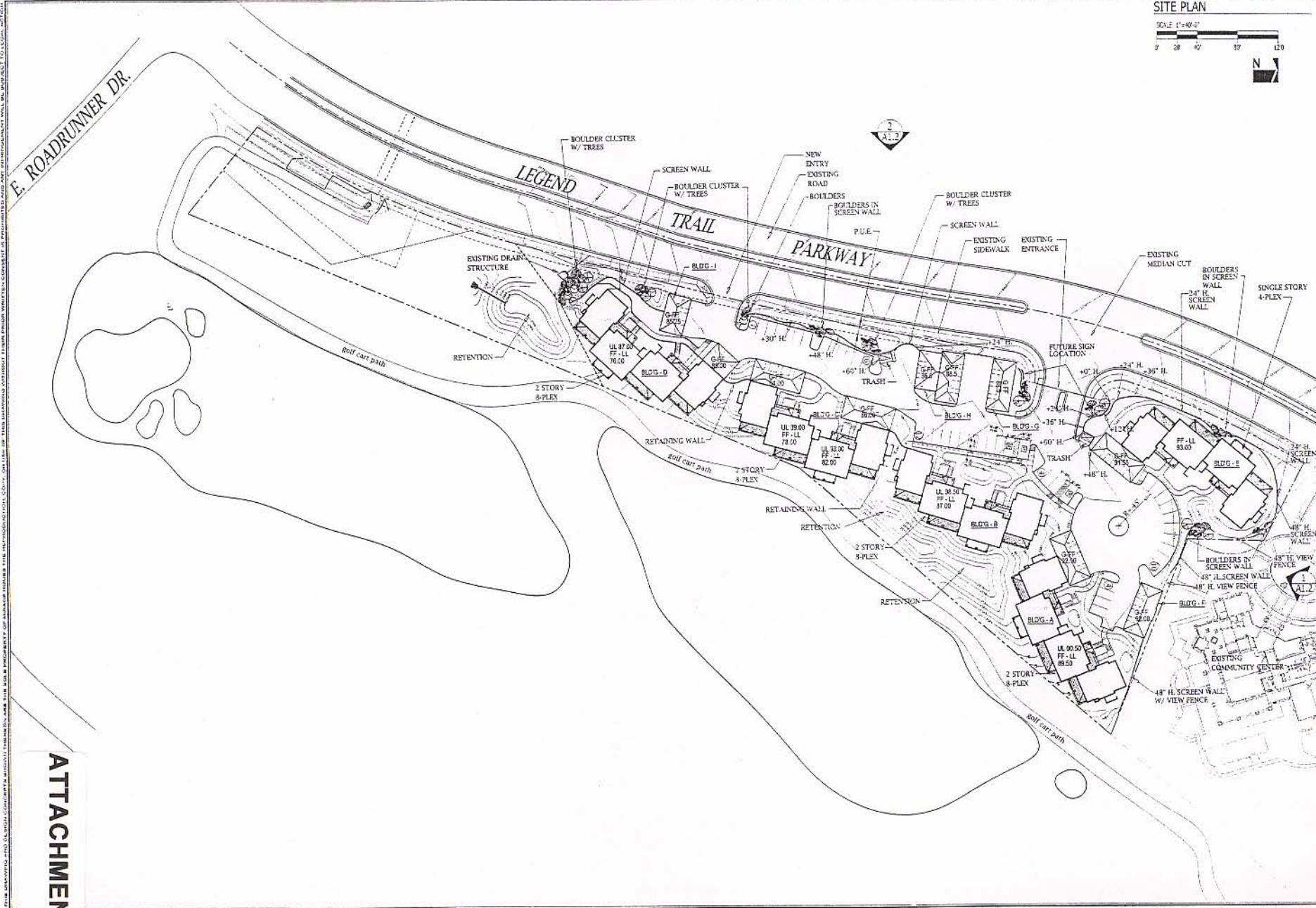
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ATTACHMENT #4



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ATTACHMENT #4



PROJECT TEAM

NO.	NAME	DATE
1	ARCHITECT	
2	ENGINEER	
3	LANDSCAPE ARCHITECT	
4	PLANNING	
5	INTERIOR DESIGNER	
6	ENVIRONMENTAL ENGINEER	
7	TRANSPORTATION ENGINEER	
8	UTILITY ENGINEER	
9	WATER ENGINEER	
10	SEWER ENGINEER	
11	SOIL ENGINEER	
12	GEOTECHNICAL ENGINEER	
13	STRUCTURAL ENGINEER	
14	ELECTRICAL ENGINEER	
15	Mechanical Engineer	
16	Acoustical Engineer	
17	Fire Protection Engineer	
18	Other	

PROJ. NO. 1005-45

DATE 10/10/05

SCALE 1/8" = 1'-0"

PROJECT NAME Legend Trail at Mirage Trail

LOCATION Scottsdale, AZ

ARCHITECT MIRAGE HOMES

DESIGNER P. J. S. Associates, Inc.

PROJECT NO. 1005-45

DATE 10/10/05

PROJECT NAME Legend Trail at Mirage Trail

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DESIGNER P. J. S. Associates, Inc.

PROJECT NO. 1005-45

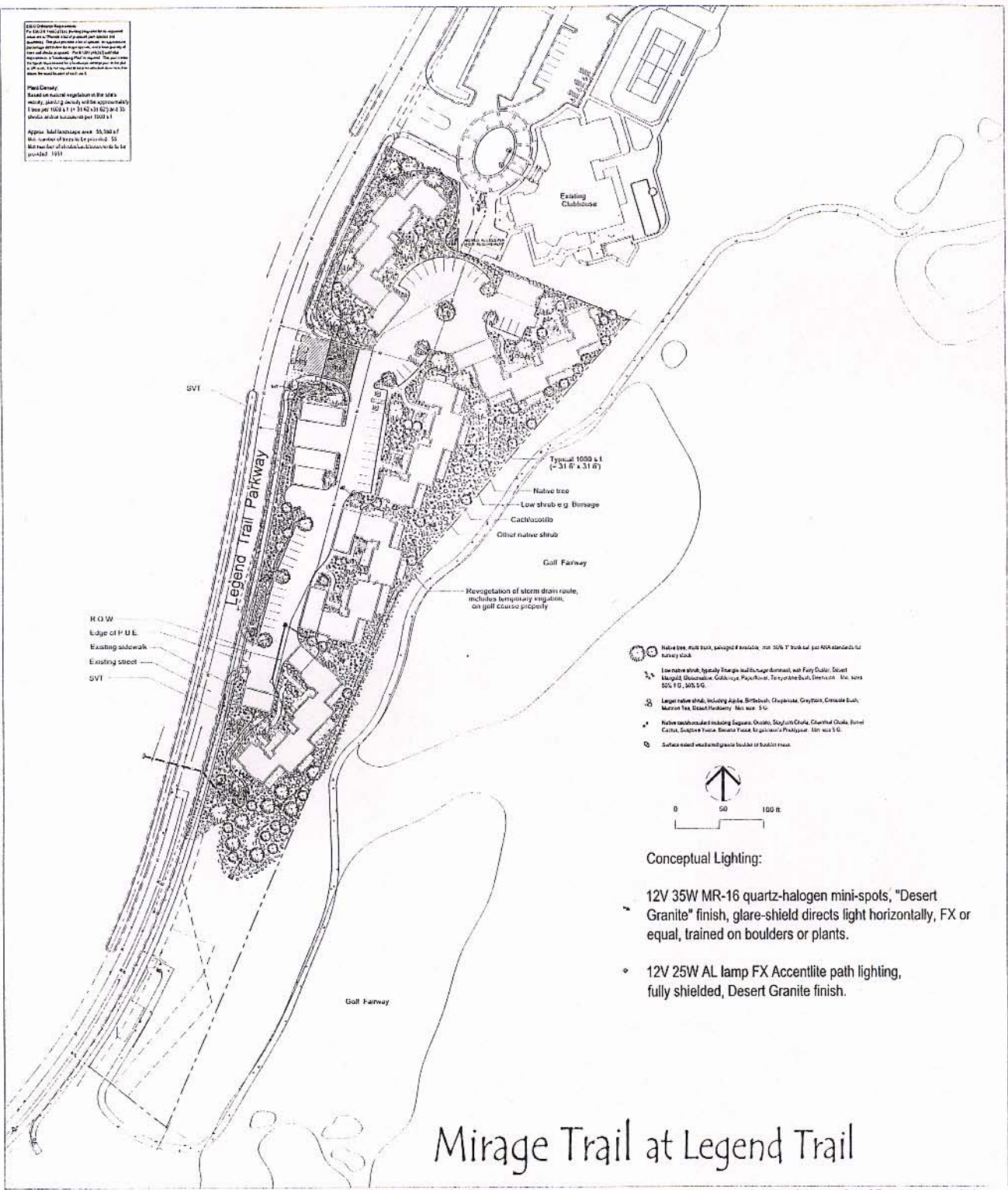
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A1.1

Architectural Site Plan

1005-45

Legend Trail Parkway
 Based on natural vegetation at the site, mostly planted directly at the approximately 1:1000 scale (1" = 31.6' x 31.6')
 Approx. 1000 x 1000 ft
 Max. number of trees to be planted: 50
 Max. number of shrubs to be planted: 100
 Max. number of plants to be planted: 1000



Mirage Trail at Legend Trail

Plant Palette:
 The landscape is exclusively composed of native Upper Sonoran plant species, undulating land-forms and scattered granite rock outcrops.
 Dominant trees include Desert Ironwood, Blue Palo Verde, and Native Mesquite ranging from large salvaged specimens to multi-trunked nursery stock.

LVA/KC 03011 Rev. Oct. 21, 2003



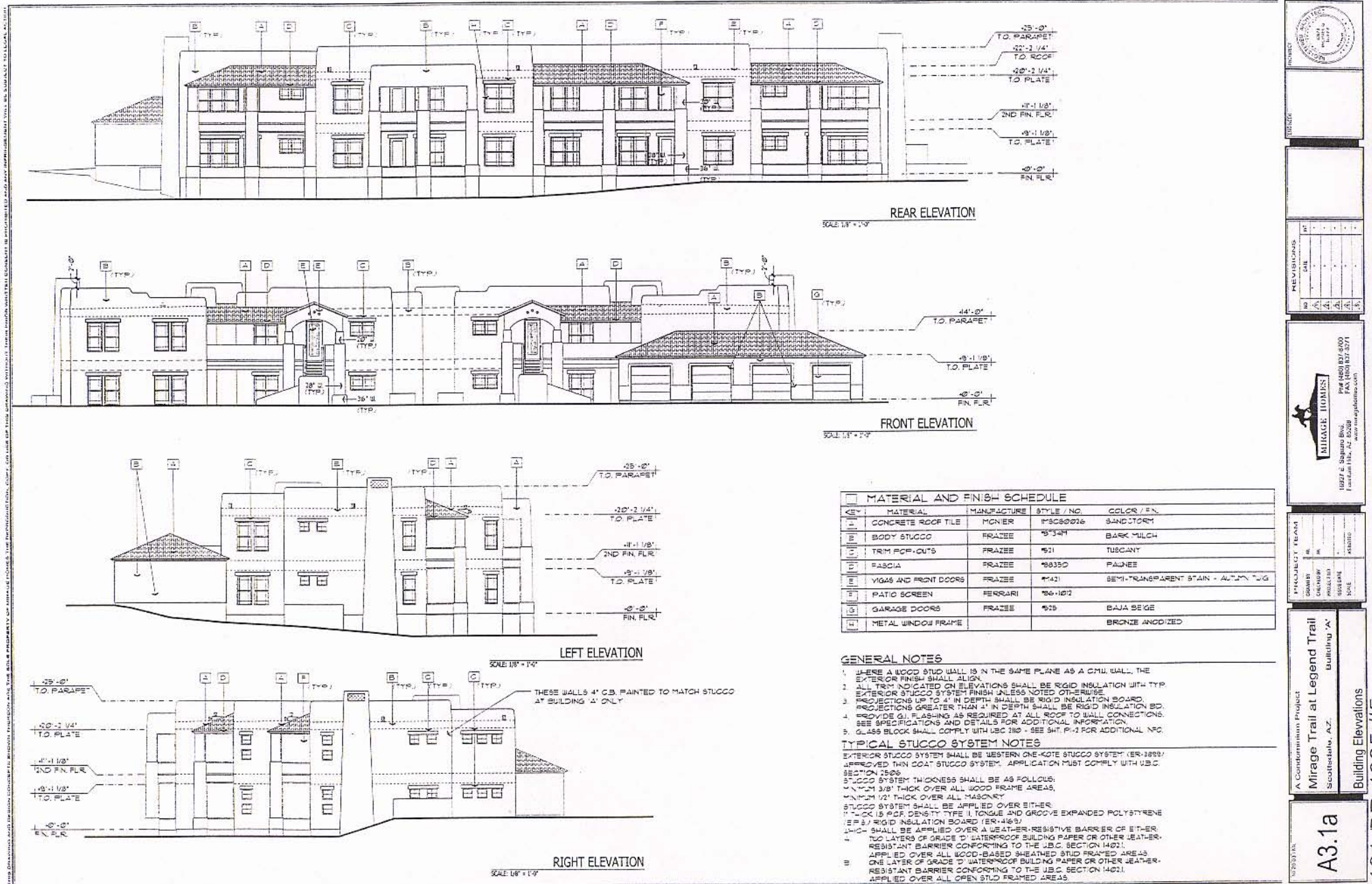
Shrubs consist of Triangle-leaf Bursage (*50%), with Brittlebush, Chuparosa, Jojoba, Native Fairy Duster, Desert Hackberry, Goldeneye and Deervetch (all less than 10% of total planting)
 Cacti and succulents (*approx. 10% total) consist of Staghorn Cholla, Ocotillo, Saguaro, Banana Yucca, Soaptree Yucca and native Prickly Pear.
 (*) = dominant species by approx. percent of total.
 See quantity table above.

Flowers and perennials consist of Penstemon varieties, Desert Marigold and Angelita Daisies.

Boulders are set into contoured landforms. Surface cover consists of native stone and imported granite mulch to match existing granite color.

Lighting is low-voltage "MR16" shielded mini-spots and low "Malibu" pathway lighting. See light key.

Illustrative Site Plan, Landscape & Lighting Concept Plan



PROJECT TEAM

OWNER: MIRMAGE HOMES

DESIGNER: MIRMAGE HOMES

PROJECT NO: 1005-45

SCALE: 1/8" = 1'-0"

DATE: 10/20/14

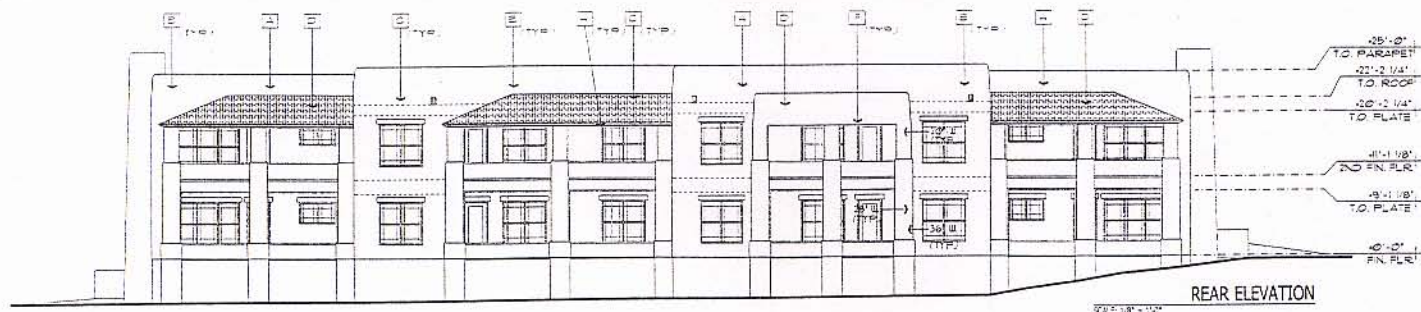
PROJECT: A3.1a

Building 'A'

Building Elevations

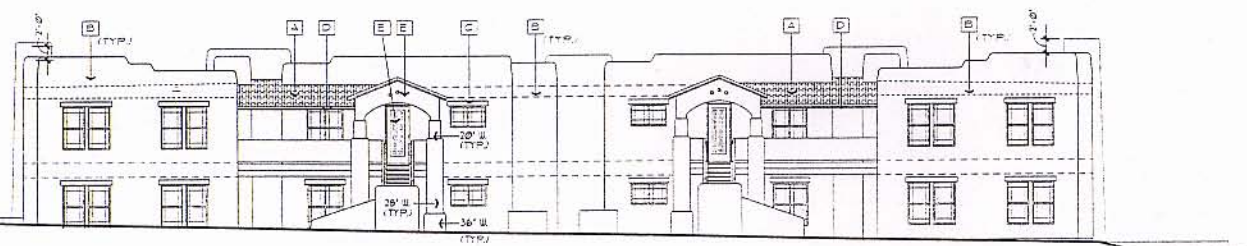
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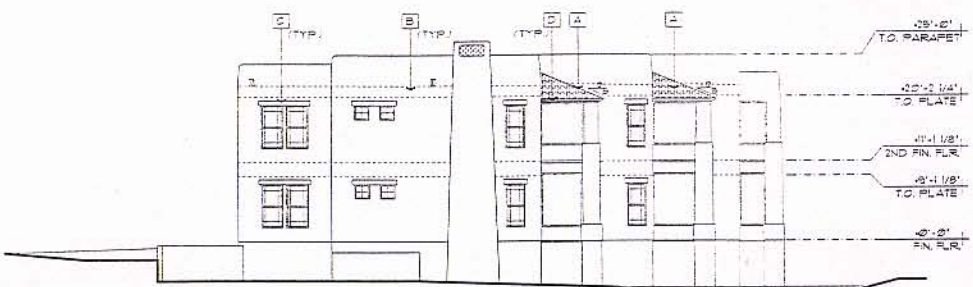
REAR ELEVATION

SCALE: 1/8" = 1'-0"



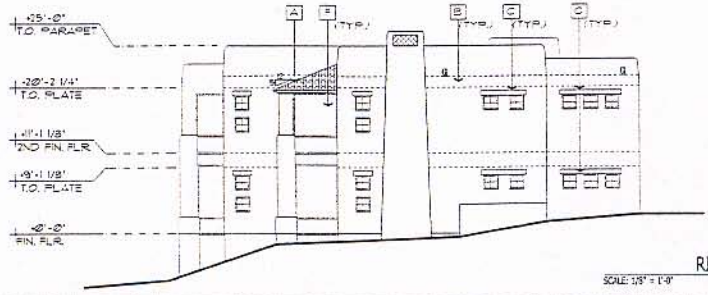
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

KEY	MATERIAL	MANUFACTURE	STYLE / NO.	COLOR / FIN.
A	CONCRETE ROOF TILE	MONIER	MSC50026	SANDSTORM
B	BODY STUCCO	FRACREE	913471	DARK MUSH
C	TRIM POP-OUTS	FRACREE	921	TUSCANY
D	FASCIA	FRACREE	98350	PAWNEE
E	VGAS AND FRONT DOORS	FRACREE	91421	SEMI-TRANSPARENT STAIN - AUTUMN TUG
F	PATIO SCREEN	FERRARI	936-1202	
G	GARAGE DOORS	FRACREE	925	BAJA BEIGE
H	METAL WINDOW FRAME			BRONZE ANODIZED

GENERAL NOTES

- WHERE A WOOD STUD WALL IS IN THE SAME PLANE AS A CMU WALL, THE EXTERIOR FINISH SHALL ALIGN.
- ALL TRIM INDICATED ON ELEVATIONS SHALL BE RIGID INSULATION WITH TYP. EXTERIOR STUCCO SYSTEM FINISH UNLESS NOTED OTHERWISE.
- PROJECTIONS UP TO 4" IN DEPTH SHALL BE RIGID INSULATION BOARD PROJECTIONS GREATER THAN 4" IN DEPTH SHALL BE RIGID INSULATION BOARD. PROVIDE G.I. FLASHING AS REQUIRED AT ALL ROOF TO WALL CONNECTIONS. SEE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- GLASS BLOCK SHALL COMPLY WITH USC 210 - SEE SHT. P-2 FOR ADDITIONAL INFO.

TYPICAL STUCCO SYSTEM NOTES

- EXTERIOR STUCCO SYSTEM SHALL BE WESTERN ONE-KOTE STUCCO SYSTEM (ER-3899) APPROVED THIN COAT STUCCO SYSTEM. APPLICATION MUST COMPLY WITH USC, SECTION 1506.
- STUCCO SYSTEM THICKNESS SHALL BE AS FOLLOWS:
- MINIMUM 3/8" THICK OVER ALL WOOD FRAME AREAS.
 - MINIMUM 1/2" THICK OVER ALL MASONRY.
- STUCCO SYSTEM SHALL BE APPLIED OVER EITHER:
- 1" THICK 1/2" POLY DENSITY TYPE II TONGUE AND GROOVE EXPANDED POLYSTYRENE (EPS); RIGID INSULATION BOARD (ER-469)
 - WHICH SHALL BE APPLIED OVER A LEATHER-RESISTIVE BARRIER OF EITHER:
 - TWO LAYERS OF GRADE 'D' WATERPROOF BUILDING PAPER OR OTHER LEATHER-RESISTANT BARRIER CONFORMING TO THE USC, SECTION 1401.
 - APPLIED OVER ALL WOOD-BASED SHEATHED STUD FRAMED AREAS.
 - ONE LAYER OF GRADE 'D' WATERPROOF BUILDING PAPER OR OTHER LEATHER-RESISTANT BARRIER CONFORMING TO THE USC, SECTION 1401, APPLIED OVER ALL OPEN STUD FRAMED AREAS.

PROJECT TEAM

ROLE	NAME
ARCHITECT	SCOTT E. SMITH
OWNER	MIRAGE HOMES
DATE	10/27/2023

PROJECT NAME

Mirage Trail at Legend Trail Building #1

10997 E Sagamore Blvd. Scottsdale, AZ 85259

Phone: (480) 357-8100

Website: www.miragehomes.com

DATE

10/27/2023

SCALE

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Mirage Trail at Legend Trail Building #1

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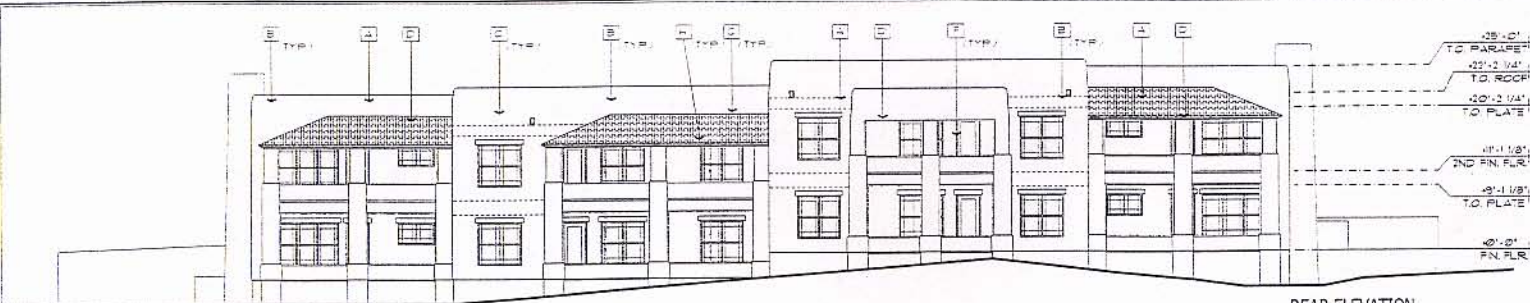
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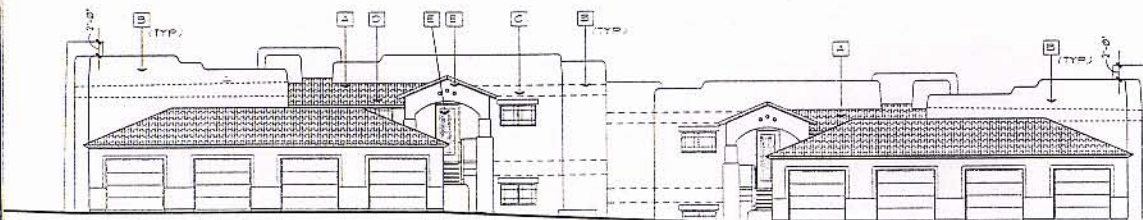
Mirage Trail at Legend Trail Building #1

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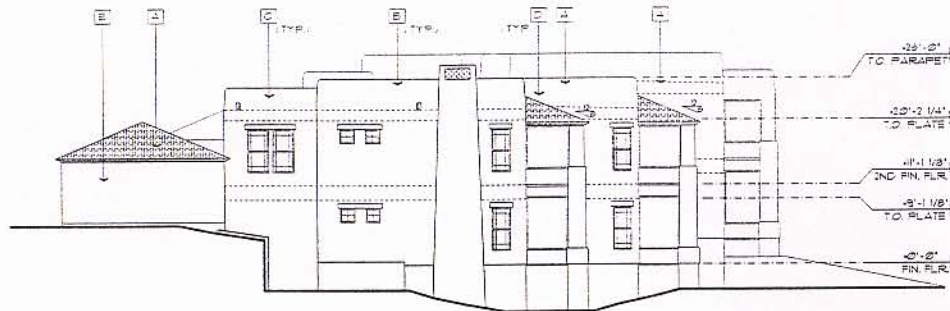
REAR ELEVATION

SCALE: 1/8" = 1'-0"



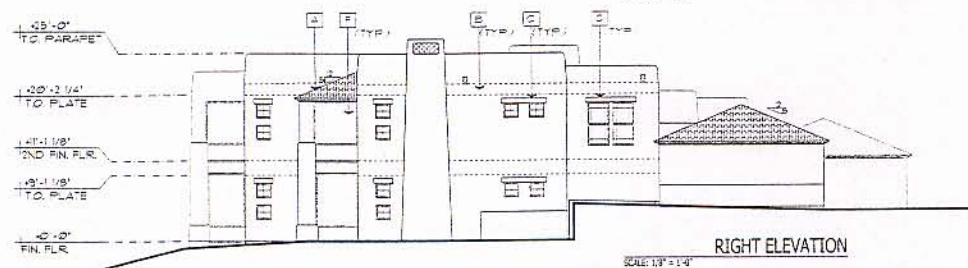
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

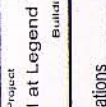
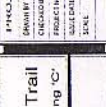
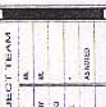
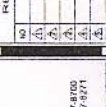
MATERIAL AND FINISH SCHEDULE				
KEY	MATERIAL	MANUFACTURE	STYLE / NO	COLOR / FIN.
A	CONCRETE ROOF TILE	MONIER	MSC00016	SANDSTORM
B	BODY STUCCO	FRATZEE	78324	BARK MULCH
C	TRIM POP-OUTS	FRATZEE	421	TUSCANY
D	FASCIA	FRATZEE	78350	PAWNEE
E	VIGAS AND FRONT DOORS	FRATZEE	7421	SEMI-TRANSPARENT STAIN - AUTUMN TUG
F	PATIO SCREEN	FERRARI	786102	
G	GARAGE DOORS	FRATZEE	425	BAJA BEIGE
H	METAL WINDOW FRAME			BRONZE ANODIZED

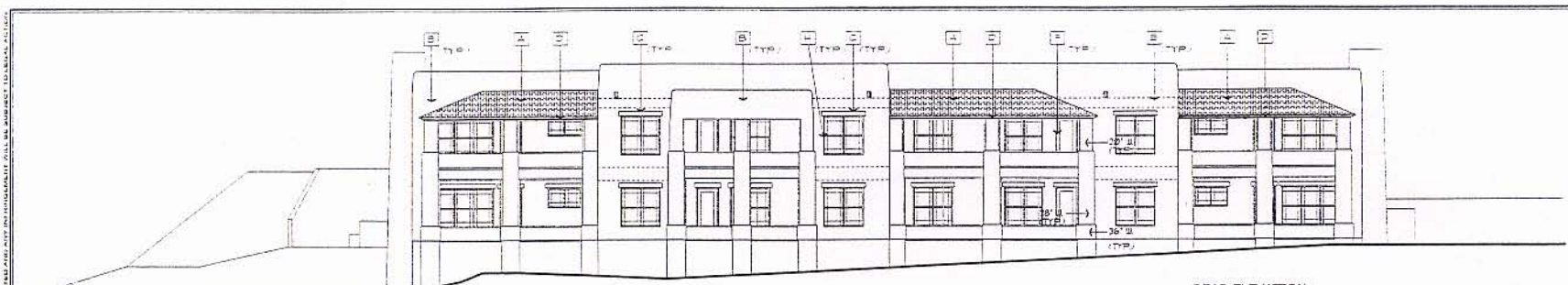
GENERAL NOTES

- WHERE A WOOD STUD WALL IS IN THE SAME PLANE AS A CMU WALL, THE EXTERIOR FINISH SHALL ALIGN.
- ALL ITEM INDICATED ON ELEVATIONS SHALL BE RIGID INSULATION WITH TYP. EXTERIOR STUCCO SYSTEM FINISH UNLESS NOTED OTHERWISE.
- PROJECTIONS UP TO 4" IN DEPTH SHALL BE RIGID INSULATION BOARD. PROJECTIONS GREATER THAN 4" IN DEPTH SHALL BE RIGID INSULATION BD. PROVIDE G.I. FLASHING AS REQUIRED AT ALL ROOF TO WALL CONNECTIONS. SEE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- GLASS BLOCK SHALL COMPLY WITH UBC 7102 - SEE SHT. PI-2 FOR ADDITIONAL INFO.

TYPICAL STUCCO SYSTEM NOTES

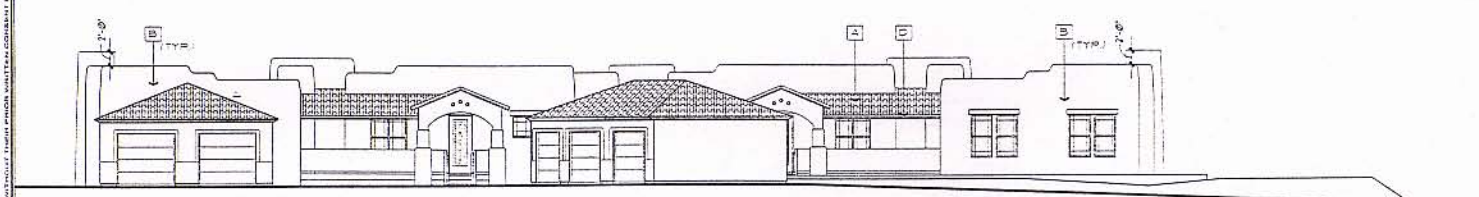
- EXTERIOR STUCCO SYSTEM SHALL BE WESTERN ONE-KOTE STUCCO SYSTEM (ER-3999), APPROVED THIN COAT STUCCO SYSTEM. APPLICATION MUST COMPLY WITH U.B.C. SECTION 2506.
- STUCCO SYSTEM THICKNESS SHALL BE AS FOLLOWS:
- MIN. 1/2" THICK OVER ALL WOOD FRAME AREAS.
 - MIN. 1/2" THICK OVER ALL MASONRY.
- STUCCO SYSTEM SHALL BE APPLIED OVER EITHER:
- 1. 1/2" THICK 3 MGR DENSITY TYPE II TONGUE AND GROOVE EXPANDED POLYSTYRENE (EPS) RIGID INSULATION BOARD (ER-4185) WHICH SHALL BE APPLIED OVER A WEATHER-RESISTIVE BARRIER OF EITHER:
 - A. TWO LAYERS OF GRADE D' WATERPROOF BUILDING PAPER OR OTHER WEATHER-RESISTANT BARRIER CONFORMING TO THE U.B.C. SECTION 1402.1.
 - B. APPLIED OVER ALL WOOD-BASED SHEATHED STUD FRAMED AREAS, ONE LAYER OF GRADE D' WATERPROOF BUILDING PAPER OR OTHER WEATHER-RESISTANT BARRIER CONFORMING TO THE U.B.C. SECTION 1402.1.
 - 2. APPLIED OVER ALL OPEN STUD FRAMED AREAS.





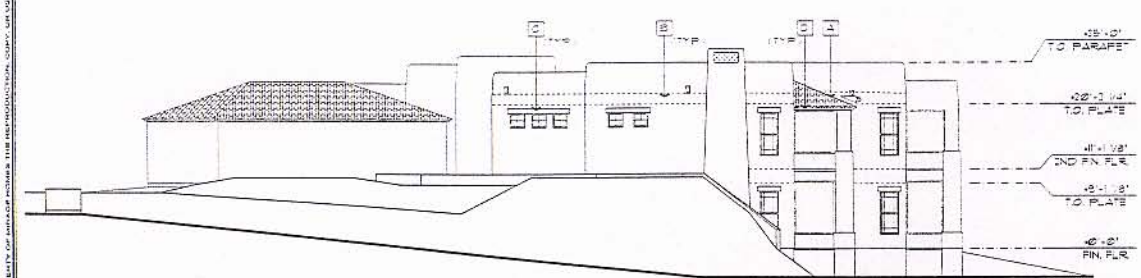
REAR ELEVATION

SCALE: 1/8" = 1'-0"



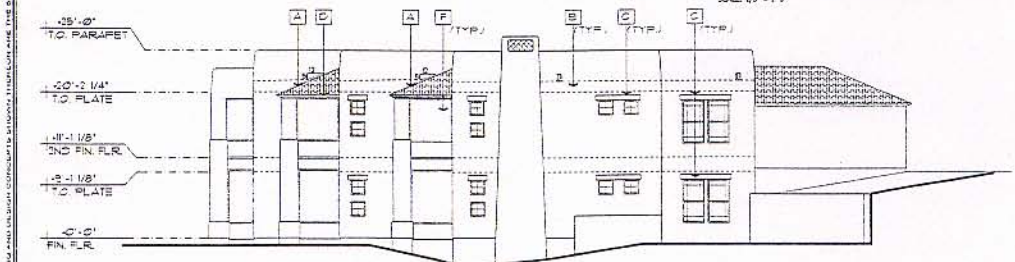
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL AND FINISH SCHEDULE				
KEY	MATERIAL	MANUFACTURE	STYLE / NO.	COLOR / FIN.
A	CONCRETE ROOF TILE	MONIER	190000016	SANDSTORM
B	BODY STUCCO	FRATZEE	913-47	BARK MULCH
C	TRIM POP-OUTS	FRATZEE	501	TUSCANY
D	FASCIA	FRATZEE	190190	PAINEE
E	VGAS AND FRONT DOORS	FRATZEE	11421	SEMI-TRANSPARENT STAIN - AUTUMN TUG
F	PATIO SCREEN	FERRARI	196-02	
G	GARAGE DOORS	FRATZEE	515	BAJA BEIGE
H	METAL WINDOW FRAME			BRONZE ANODIZED

GENERAL NOTES

- WHERE A WOOD STUD WALL IS IN THE SAME PLANE AS A CMU WALL, THE EXTERIOR FINISH SHALL ALIGN.
- ALL TRIM INDICATED ON ELEVATIONS SHALL BE RIGID INSULATION WITH TYP EXTERIOR STUCCO SYSTEM FINISH UNLESS NOTED OTHERWISE.
- PROJECTIONS UP TO 4" IN DEPTH SHALL BE RIGID INSULATION BOARD, PROJECTIONS GREATER THAN 4" IN DEPTH SHALL BE RIGID INSULATION BO.
- PROVIDE S/I FLASHING AS REQUIRED AT ALL ROOF TO WALL CONNECTIONS. SEE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- GLASS BLOCK SHALL COMPLY WITH UBC 2109 - SEE SHT. PL-2 FOR ADDITIONAL INFO.

TYPICAL STUCCO SYSTEM NOTES

- EXTERIOR STUCCO SYSTEM SHALL BE WESTERN ONE-KOTE STUCCO SYSTEM (ER-3899) APPROVED TUN COAT STUCCO SYSTEM. APPLICATION MUST COMPLY WITH U.B.C. SECTION 2506.
- STUCCO SYSTEM THICKNESS SHALL BE AS FOLLOWS:
- MINIMUM 3/8" THICK OVER ALL WOOD FRAME AREAS.
 - MINIMUM 1/2" THICK OVER ALL MASONRY.
- STUCCO SYSTEM SHALL BE APPLIED OVER EITHER:
- 1" O.C. IS PER DENSITY TYPE II TONGUE AND GROOVE EXPANDED POLYSTYRENE (EPS) RIGID INSULATION BOARD (ER-4163).
 - OR SHALL BE APPLIED OVER A LEATHER-RESISTIVE BARRIER OF EITHER:
 - TWO LAYERS OF GRADE D' WATERPROOF BUILDING PAPER OR OTHER LEATHER-RESISTANT BARRIER CONFORMING TO THE U.B.C. SECTION 14021.
 - APPLIED OVER ALL WOOD-BASED SHEATHED STUD FRAMED AREAS.
 - ONE LAYER OF GRADE D' WATERPROOF BUILDING PAPER OR OTHER LEATHER-RESISTANT BARRIER CONFORMING TO THE U.B.C. SECTION 14021.
 - APPLIED OVER ALL OPEN STUD FRAMED AREAS.

MIRAGE HOMES
16097 E. Square Road
Scottsdale, AZ 85258
Phone: (480) 837-8700
Fax: (480) 837-8271
www.miragehomes.com

PROJECT TEAM

OWNER	DESIGNER	PROJECT NO.	DATE

A Condominium Project

Mirage Trail at Legend Trail
Scottsdale, AZ

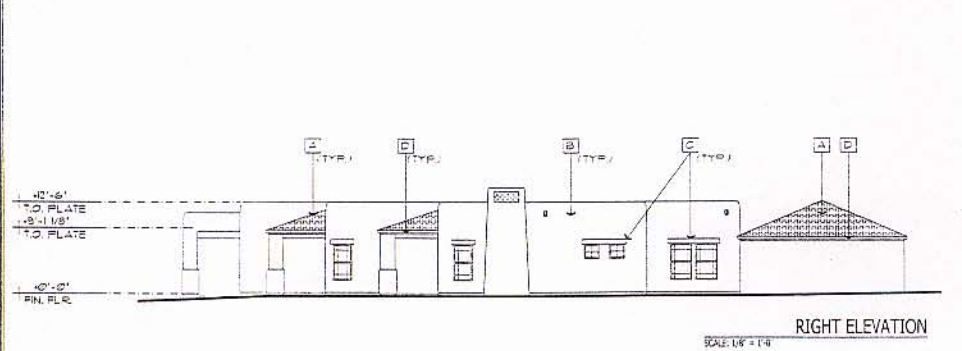
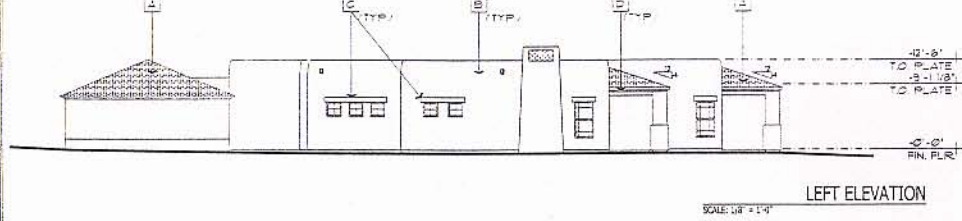
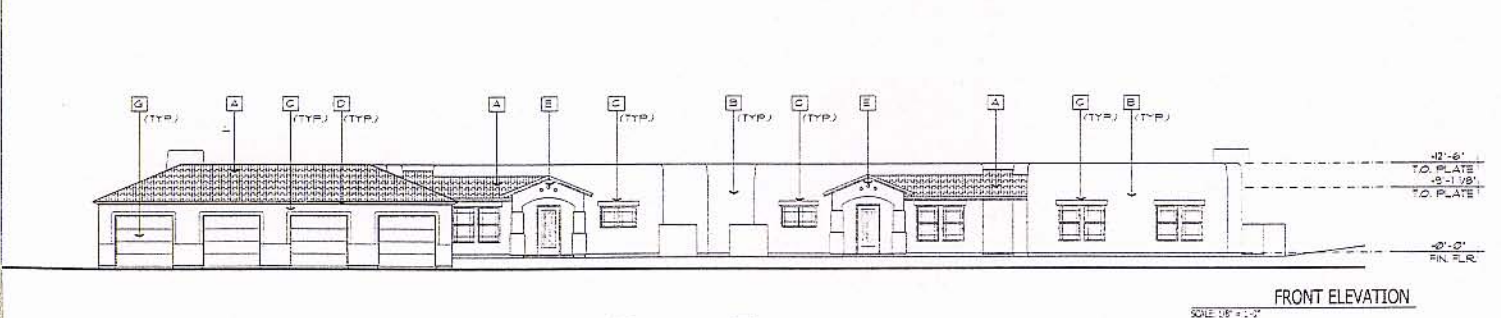
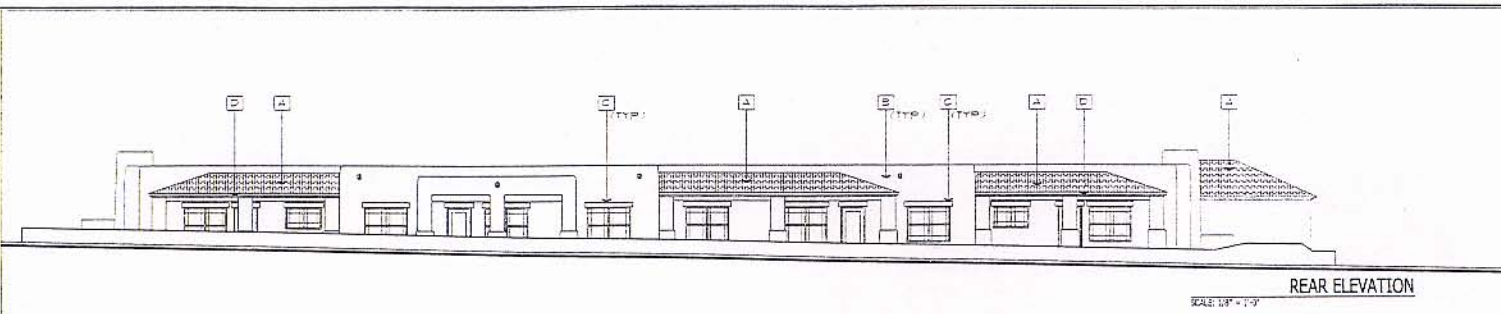
Building "D"

Building Elevations

1/6/2014

A3.1d

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MATERIAL AND FINISH SCHEDULE				
KEY	MATERIAL	MANUFACTURE	STYLE / NO	COLOR / FIN.
A	CONCRETE ROOF TILE	MONIER	18060016	SANDSTORM
B	BODY STUCCO	FRAZEE	18154H	BARK MULCH
C	TRIM POP-OUTS	FRAZEE	1821	TUSCANY
D	FASCIA	FRAZEE	18035D	PAVANE
E	V/GAS AND FRONT DOORS	FRAZEE	181421	SEMI-TRANSPARENT STAIN - AUTUMN TWIG
F	PATIO SCREEN	FERRARI	186-1012	
G	GARAGE DOORS	FRAZEE	1815	BAJA BEIGE
H	METAL WINDOW FRAME			BRONZE ANODIZED

- GENERAL NOTES**
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 - GLASS BLOCK SHALL COMPLY WITH UBC 170 - SEE SHT. P1-2 FOR ADDITIONAL INFO.
- TYPICAL STUCCO SYSTEM NOTES**
- EXTERIOR STUCCO SYSTEM SHALL BE WESTERN ONE-COTE STUCCO SYSTEM (ER-3093) APPLIED THIN COAT STUCCO SYSTEM. APPLICATION MUST COMPLY WITH U.B.C. SECTION 1506.
- STUCCO SYSTEM THICKNESS SHALL BE AS FOLLOWS:
- MINIMUM 3/8" THICK OVER ALL WOOD FRAME AREAS.
 - MINIMUM 1/2" THICK OVER ALL MASONRY.
- STUCCO SYSTEM SHALL BE APPLIED OVER EITHER:
- 1. 1/2" RIGID INSULATION BOARD (ER-169)
 - 2. 1/2" RIGID INSULATION BOARD (ER-169)
- STUCCO SHALL BE APPLIED OVER A WEATHER-RESISTIVE BARRIER OF EITHER:
- A. TWO LAYERS OF GRADE D' WATERPROOF BUILDING PAPER OR OTHER WEATHER-RESISTANT BARRIER CONFORMING TO THE U.B.C. SECTION 1402.
 - B. APPLIED OVER ALL WOOD-BASED SHEATHED STUD FRAMED AREAS, ONE LAYER OF GRADE D' WATERPROOF BUILDING PAPER OR OTHER WEATHER-RESISTANT BARRIER CONFORMING TO THE U.B.C. SECTION 1402.
- APPLIED OVER ALL OPEN STUD FRAMED AREAS.

MIRAGE HOMES

18027 E. Sagrado Blvd.
Flagstaff, AZ 86001
Tel: (908) 537-8700
Fax: (908) 537-8771
www.miragehomes.com

PROJECT TEAM

OWNER	ARCHITECT	ENGINEER	DATE
MIRAGE HOMES	MERRILL POND & ASSOCIATES, INC.		10/05/17

A3.1e

Mirage Trail at Legend Trail
Scottsdale, AZ

Building Elevations

10/05/17

Stipulations for Case: Mirage Trail Case 121-DR-1995#5

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Mirage Homes with dates of September 8, 2003 (Sheet A3.1b), September 10, 2003 (Sheet A6.1), October 8, 2003 (Sheet A3.1e) and October 20, 2003 (Sheets A3.1a, A3.1c and A3.1d).
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the Architectural site plan submitted by Mirage Homes with a date of November 3rd 2003.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the Illustrative Site Plan, Landscape and Lighting Concept Plan submitted by LVA Urban Design Studio, LLC with a date of October 21, 2003.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The maximum building height for one-story buildings shall be 17-feet 8-inches, and the maximum building height for two story buildings shall be 30-feet. Garage building height shall not exceed a one-story building height of 17-feet 8-inches. All building heights are subject to the Zoning Ordinance ESL building height measurement from natural grade.
3. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture, on all sides.
9. Dooley wall fencing shall not be allowed.
10. All walls shall match the architectural color, materials and finish of the building(s), on all sides.

Ordinance

- A. Paint colors, specifically the garage doors, body stucco and patio screens, shall be revised so that they do not exceed light reflective values (LRV) of 40 percent and a chroma of six (6).

NAOS (NATURAL AREA OPEN SPACE):**DRB STIPULATIONS**

11. No additional dedication of NAOS is required with this development. The NAOS requirement for Parcel D has been provided per the Natural Area Open Space Summary for Desert Ranch dated March 3rd 1994. NAOS required for Parcel D is 1.10AC and has been provided with the development of the Clubhouse at the north end of the original Parcel D.

LANDSCAPE DESIGN:**DRB Stipulations**

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

14. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
15. The individual luminaire lamp shall not exceed 250 watts.
16. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
17. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
18. No lighting shall be permitted in dedicated NAOS easements, Vista Corridor easements.
19. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaries shall be included in this calculation.
- b. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- c. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
- d. Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.

- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 20. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:

Ordinance

- B. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:
43-ZN-1990#2

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

21. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
 - b. Demonstrate consistency with the approved master drainage plan and report titled Preliminary Drainage Report for Parcel D – Phase II Legend Trail Development, 2nd revision prepared by Coe and Van Loo dated January 9, 2003 and the supplemental preliminary drainage report Parcel –D Phase II Legend Trail Development Prepared by Kimley Horn and Assoc. dated March 14, 2003.
 - c. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - d. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
22. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager
 - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- C. To comply with storm water storage ordinance, the developer shall only provide an additional 0.38 acre-feet of onsite storm water storage, to the satisfaction of city staff. If the developer cannot provide the 0.38 acre-feet of storage, then the developer shall apply to obtain a storm water storage waiver and conform to a pre vs post storm water storage regime and contribute in-lieu fees. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.

- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- D. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- E. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- F. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**DRB Stipulations**

- 23. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
- 24. The developer shall design and construct driveways in general conformance with Standard Detail no. 2257,CH-1.

Ordinance

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

- 25. The developer shall provide a minimum parking-aisle width of 24 feet.
- 26. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- 27. The developer shall design the dead-end parking aisle in general conformance with the included detail.

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

- 28. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

29. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Legend Trail Parkway except at the approved driveway location.

30. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

I. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of ____ cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

J. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

31. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.

32. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

K. The developer shall provide two refuse enclosures. Refuse enclosures are required as follows:

- (1) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

L. Underground vault-type containers are not allowed.

M. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

N. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

33. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
34. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

35. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- O. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

36. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
37. On-site sanitary sewer shall be privately owned and maintained.
38. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- P. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

39. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

Q. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE

DRB Stipulations

40. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- a. Add any conditions that would have to be met prior to final plan approval.